



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 18, 2022
2201-PUD-01
Exhibit 1

Petition Number: 2201-PUD-01

Project Name: Osborne Trails Amendment III – West Fork Whiskey Signage

Subject Site Address: 10 E. 191st Street (the “Property”)

Petitioner: Holladay Properties

Representative: West Fork Real Estate JV, LLC

Request: An amendment to the Osborne Trails Planned Unit Development District modifying the signage standards for 12.8 acres +/-.

Current Zoning: Osborne Trails PUD

Current Land Use: Commercial/Industrial

Approximate Acreage: 12.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-52
4. Sign Detail
5. Neighborhood Meeting Summary

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the December 13, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on Thursday, January 13th. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 5**. The petition will receive a public hearing at the January 18, 2022, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located generally at 10 E. 191st Street (see **Exhibit 2**). The property is currently zoned as Osborne Trails PUD.

History: The Property was added to the Osborne Trails PUD via PUD amendment on August 14, 2017 ([Ord. 17-21](#); 1708-PUD-14). The uses that allow the operation of West Fork Whiskey were permitted per another amendment approved on October 12, 2020 ([Ord. 20-29](#); 2009-PUD-10).

Sign Standards: The signs will be constructed as they appear in the Sign Detail exhibit (**Exhibit 4**). The Petitioner is proposing a monument sign and two circulation signs that do not conform with the Unified Development Ordinance (UDO) standards.

Monument Sign: The PUD amendment would permit the construction of an illuminated monument sign with a concrete base. The UDO (6.17(F)(11)(a)) requires a masonry sign base that is complimentary of the building façade. The PUD also proposed modifying the maximum size of the monument sign, as detailed in the table below:

Standard	PUD	UDO (6.17(H)(2))
Sign Face Height	8 feet, 9 inches	Maximum: 6 feet
Sign Area (per face)	74.4 square feet	Maximum: 60 square feet
Base Height	2 feet	2 feet
Total Sign Height	10 feet, 9 inches	Maximum: 9 feet (including the sign base and sign cap)

Interior Circulation Signs: The UDO permits interior circulation signs, but the PUD proposed to exceed the maximum sizes allowed in the UDO, as detailed in the table below:

Standard	PUD	UDO (6.17(H)(3))
Sign Area	12.5 feet	Maximum: 2 feet
Total Sign Height	5 feet	Maximum: 3 feet

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies this area as part of the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: 191st Street and Horton Road; (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Council Introduction: The petition was introduced at the December 13, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the January 18, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the January 18, 2022, Plan Commission meeting.
2. **Action:** If the Plan Commission is satisfied with the petition as it was presented, forward a recommendation to the City Council.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneder@westfield.in.gov.